

**Minutes of the Zoning Board of Appeals**  
**October 20, 2016 - 6:00 P.M.**

MEMBERS PRESENT:       Regis Barrett, Chairman  
                                  Earl Bloam  
                                  Dean Bredenbeck  
                                  Wally Parker  
                                  Craig Farkas

ABSENT:                       None

ALSO PRESENT:             David Kulcsar, Building Commissioner  
                                  Dawn Neal, Building Secretary

Regis Barrett, Chairman called the meeting to order.

**Motion** by Farkas, second by Bloam to approve the minutes of July 21, 2016. **Vote Resulted:** *To approve:* Yes: Barrett, Farkas, Bloam. No: None. Abstain: Parker, Bredenbeck (**Approved**)

**Motion** by Bredenbeck, second by Barrett to approve the minutes of August 18, 2016. **Vote Resulted:** *To approve:* Yes: Barrett, Bredenbeck, Bloam. No: None. Abstain: Parker, Farkas (**Approved**)

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Old Business

A request from Shawn McGrath to amend approval of docket 12-2015-01 for a 180 square foot steel shipping container shed at 10401 Biddulph Road P.P. #433-02-015. Shawn McGrath was present and discussed his plans with the storage unit. Mr. McGrath showed pictures of the new paint job on the steel container. Mr. Barrett expressed concerns he has heard from neighbors and also concerns that city council has not approved to have this type of structure in the city. Mr. Bredenbeck stated he has seen how these type of containers can be changed into something nice. Mr. Edwards stated that this type of steel container can be transformed into a nice storage shed for a reasonable cost around \$1,000 compared to a 10 by 20 wood storage shed that will cost about \$4,000 from Lowe's. Neighbor Nick Bartkiw was present and discussed his concerns about the steel container use. Neighbor Andrew Clark was present and explained he does not have any concerns about the storage container. After further discussion, a Motion by Barrett, second by Farkas to **Deny** the request from Shawn McGrath to amend approval of docket 12-2015-01 for a 180 square foot steel shipping container shed at 10401 Biddulph Road P.P. #433-02-015. **Vote Resulted:** *To Deny:* Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck (only because It does not match original proposal). No: None. (**DENIED**)

The next request was from Be Next Awning and Graphics for an additional free standing sign for St. Elias Church at 8023 Memphis Avenue P.P. # 432-24-010. (1129.03(e)(2)). Aldo Dure from Be Next Awning and Graphics was present and discussed the plans for the sign. Mr. Barrett asked if you can adjust the brightness level on the led lights, Mr. Dure replied that it can be adjusted by time of day. Mr. Parker asked if the other sign is coming down or is this in addition to that. Barrett stated the wooden one will come down. Mr. Bredenbeck stated the current monument sign will stay this is in addition to that one. After further discussion, a Motion by Bloam, second by Bredenbeck to **Approve** the request from Be Next Awning and Graphics for an additional free standing sign for St. Elias Church at 8023 Memphis Avenue P.P. # 432-24-

010 **Vote Resulted:** *To Approve:* Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck. No: None. **(APPROVED)**

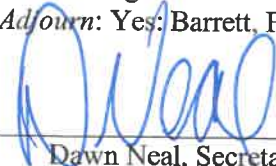
The next request was from Henry Frederick for a 22" height variance for a fence in a side yard adjacent and parallel to neighboring home at 4784 Forest Edge P.P. # 433-13-144. Henry and Chris Frederick were present to explain their plans for the fence along the driveway. Commissioner Kulcsar explained to the Board the only thing we are in discussion about is from the back corner of the neighbor's house to the front corner of that house for a total of 14 feet; that is the only portion in question. What the variance is for is that code only allows them to go only as high as it far from the adjacent structure, which according to this plan is 50 inches high. The Building Department does not feel it is necessary to have a fence that high next to the neighboring home. The neighbors from 4780 Forest Edge, Mary Ruth Kinsler and Victor Filip, were also present; she is concerned that she will feel blocked in and does not feel it is fair for her not to be able to see out her window to see down the street. After further discussion, a Motion by Barrett, second by Parker to **Deny** the request was from Henry Frederick for a 22" height variance for a fence in a side yard adjacent and parallel to neighboring home at 4784 Forest Edge P.P. # 433-13-144. **Vote Resulted:** *To Deny:* Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck. No: None. **(DENIED)**

The next request was from Bert Edwards/Intermodal One for a parking setbacks variance; Front 12'6" East side 10' West Side 8'6" at 8215 Clinton Road P.P. # 431-13-064. Mr. Edwards was present and explained his plans to the Board. He will put up guardrails, flowers and shrubs to make it look good. Mr. Bredenbeck asked if the parking area had to be paved, Mr. Edwards says he plans on doing it anyways because it will increase the value of his property. Mr. Bredenbeck asked if this will increase the water runoff fees. Commissioner Kulcsar stated all plans have been reviewed and have been approved, the property will have retention basins underneath the lot. After further discussion, a Motion by Barrett, second by Parker to **Approve** the request from Bert Edwards/Intermodal One for a parking setbacks variance; Front 12'6" East side 10' West Side 8'6" at 8215 Clinton Road P.P. # 431-13-064. **Vote Resulted:** *To Approve:* Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck. No: None. **(APPROVED)**

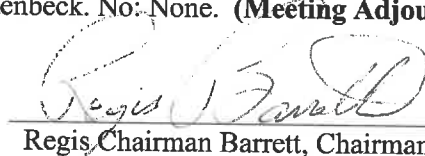
The next request was from Bert Edwards/Intermodal One for a 22.5% minimum lawn/landscape area variance at 8215 Clinton Road P.P. # 431-13-064. Mr. Edwards was present and discussed the plans to the Board. He will put up guardrails, flowers and shrubs to make it look good. After further discussion, a Motion by Bloam, second by Parker to **Approve** the request from Bert Edwards/Intermodal One for a 22.5% minimum lawn/landscape area variance at 8215 Clinton Road P.P. # 431-13-064. **Vote Resulted:** *To Approve:* Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck. No: None. **(APPROVED)**

The next request was from Andrew Clark for a 36 square foot variance to the maximum size for a steel shipping container shed at 10407 Biddulph Road P.P. # 433-02-017. Andrew Clark **WITHDREW** his request for a 36 square foot variance to the maximum size for a steel shipping container shed at 10407 Biddulph Road P.P. # 433-02-017.

There being no further business, **Motion** by Bloam, second by Bredenbeck to adjourn. **Vote Resulted:** *To Adjourn:* Yes: Barrett, Farkas, Bloam, Parker, Bredenbeck. No: None. **(Meeting Adjourned)**



Dawn Neal, Secretary



Regis Barrett, Chairman